REAL ESTATE GOSSIP

The Kind of House Home Buyers Want.

PHASES OF THE MARKETS

Situation in Regard to Washington Apartment Building.

ONE RESULT OF THE SMOKE LAW

Movement in Business Property and Reasons Why It Should Be

in Good Demand.

"The demand is for houses that cost about

\$7,000." This was the opinion of a man who is in In the midst of an active real estate business, and is therefore supposed to be famildar with the market and its present phases However, without such authority it is not difficult to understand that such is the condition, and no doubt if the level was brought still lower it would be found the statement is true.

It is only another way of saying that the bulk of people in the real estate market, as well as in practically all other markets, are those of moderate means. The people who can afford to buy expensive homes or building lots are few, and especially so when contrasted with the entire population. On this account there has been a steady pruning down of the figures at which houses have been placed on the market, and much of the activity in house-selling that has been and continues to be such a feature of the market is due mainly to this very condition.

Attractive Prices for Houses.

It has been possible of late years to place on the market houses that come within the range of people with limited incomes, and this has been brought about by the practice of building them in large numbers, and also in the gradual lowering in the price of land. Builders also have been satisfied with less profits on each house, and to the buyer this has been shown in the market

price.
With wholesale building, less profits, but presumably quicker sales and cheaper ground, is found to a large extent the explanation of the phenomenal building activity of the present time and of the immediate past. Of course, the country has been prosperous, and so has the city during this period, and in addition the population has increased. has increased. At any rate, however, the condition is explained, it is looked upon as highly important to the interests of the city that it exists at all, and that it has not as yet been checked.

Apartment House Problem. The increase in the number of home own-

ers in any city is a matter of much consequence, as on that depends in no small degree its permanent prosperity. As there is no doubt about what has happened here in that respect, it may be concluded that our material condition just now is on a rather sound basis.

At the same time, there are those who look upon the character of current business as containing some element of danger. In other words, they are inclined to think building is being somewhat overdone. There is no doubt that is the belief entertained in regard to large apartment houses, and as a result but few of them are now being built or proposed to be built. Of course, the apartment houses of two or three stories in height or those that contain a small number of suites are being built right along, showing that there is no loss of faith in the popularity of this mode of living. It is evident, though there are enough of buildings of the larger type for the present, and, as stated, some are of the opinion that the same is true of houses. However, this is not the view that is shared generally and it may be said that for houses that can be placed on the market at a moderate figure the market is apparently a

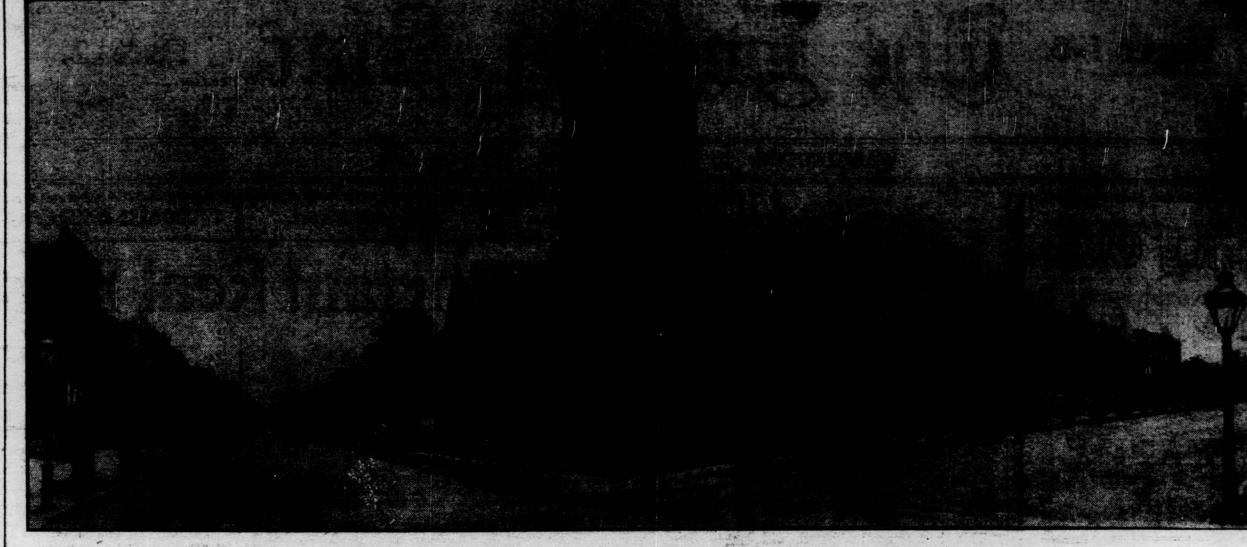
An Illustration of Home-Buving.

Mr. David Moore, who was largely interested in property in what is known as the Bloomingdale region, or that territory lying on each side of 1st street northwest from R street to the southern bounds of the filtration plant, in speaking of the development of that property said that within the past ten years, during which it has been in progress, there have been some four or five 'I suppose a conservative estimate would

be," he continued, "that at least 80 per cent of the entire number of houses built were sold on liberal terms, which means a small cash payment and small monthly

Perhaps in no instance were more than two to five hundred dollars paid down in cash, and the balance of the money was arranged to be paid in monthly install-ments of \$25. In all that district, in spite of the unusual number of houses built and disposed of on such terms, there is yet to occur one case of a sale of a house in that region under a foreclosure. It seems to me that such a condition must be gratifying to Hammond at the northwest corner of 13th every one who is interested in the continued and Girard streets was purchased during

facturing concern. Owing to the repeated fines incurred Mr. John Dodson, who owned and operated the Godey limekilns at the foot of L street northwest, has sold out and was made through Thomas J. Fisher Comgone into another line of business. He gives this as the reason for the change which he has made. His retirement from the lime-making business leaves but one concern still in operation here, and that is



FIRST STREET AND RHODE ISLAND AVENUE NORTHWEST. Photo by a Staff Photographer.)

the Knott & Moier works, a little farther the south.

The Godey limeklins were five in number, and constituted the largest plant of the sort in the District. The limestone was brought down the canal, and owing to the superior character of the river stone, and also to the fact that the kilns were made of stone and thoroughly built. Mr. Dodson thinks the quality of lime made here was superior to that which comes from abroad.

An Early Manufactory. In connection with this passing away of what was at one time an important industry here, it may be of interest to note that the business of burning lime was the first that was established here as the result of the building of the Chesapeake and Ohio

the building of the Chesapeake and Ohio canal. Some seventy odd years ago, when that water way was being built, it was looked upon as likely to be the source of much commercial business to this city, and the aid extended to it by individuals, and as well by citizens in their corporate capacity, affords evidence of how important it was regarded in those days.

As soon as the canal became navigable for any distance, and in this way communication was had with the upper portion of the river, limestone was brought down, and in the vicinity of Mr. Dodson's plant the first limeklins ever operated in this city were opened by a company known as the Washington Lime Company.

Business Property in Demand.

Business Property in Demand.

A real estate broker, in talking about some of the present phases of the market. said that just now there seemed to be a demand for business property. This arose, he thought, largely from the probability that confronted those who carry on business south of Pennsylvania avenue in the group of squares that are bounded by 14th and 15th street and the mail of their being obliged to seek other locations in the event the bill now before Congress becomes a law for new department buildings.

During the past four or five weeks, he said, he has either closed up or had in ourse of negotiation properties in the ness section of the city the aggregate value of which was about \$400,000. There was no doubt, he said, that investments of this sort money to invest. They evidently anticipated a further appreciation in values owing to the growth of the city and to the demand which will arise in case the proposed curtailment of the business region is carried

Those who study the situation, he thinks. will become convinced that better prices may be expected in the future, and it is in anticipation of such a result, he thinks, that the activity in business properties is largely due at this time.

The New Steel Plant.

The pile work for the new pier which is being constructed on the river a short distance below Geisboro Point for the new steel plant, which is to be built on the south side the Anacostia river, is completed, and the wharf builders are employed in placing the caps in position on the other end of the wharf preparatory to the laying of the decking. It is expected the pier will be completed and ready for service about the latter part of May or early in June.

Recently there has been landed on the wharf a large number of railway ties, which will, it is stated, be used in the construction of railway tracks about the site of the new buildings, for the use of a dummy rall-road that will handle the heavy material that will be used in the construction of the big plant. The work on the buildings will be started, it is stated, shortly.

In the Spanish Fashion.

The large house erected by the late Gen. prosperity of the city and in evidences of its substantial growth."

Forced Out of Business.

One of the results of the enforcement of the smoke law in this District is found in the retirement from business of a manufacture of the substantial growth."

the week by Mrs. Mary Burke Somervell and Miss Ida Lee Duncan, who intend to open there the Columbian Seminary. The building is well adapted for such a purpose as it is unusually large for a private residence. It is planned after the Spanish fashion with a large interior covered court in the center of the buse. in the center of the house.

The rooms on the various floors open on

A Row of Six Houses.

(Phote by a Staff Photographer.)

tersection of 12th street and Maryland avenue, from plans prepared by Edward O. Volland, architect. The houses will be built on the popular reception-hall plan and finished in ash and pine with tiled bath and westibule. The fronts will have dark red press brick with white stone trimmings and stone and brick perchas. John R. Haislip is the builder. The lots have a frontage of 18 feet and a dipth of 30 and 105 feet. These houses will have a fine outlook across both F street and Maryland avenue. They will each contain six large rooms, amply supplied with closets, and be up to date in every respect.

Sale of Handsome Residence. Mr. Joseph M. Stoddard of the Cook &

Stoddard Co. has purchased the handsome residence, 1912 R street, recently erected by Mr. Samuel Ross. The price paid was \$18,-500. The sale was made by Moore & Hill, incorporated, in connection with John T. Chesley.

Real Estate Notes.

Mr. Harry Wardman will shortly begin the erection of four handsome buildings on the 250 feet front on Columbia road near 18th street, Washington Heights, which Mrs. Charlotte Dailey recently purchased through Moore & Hill, incorporated, the entire investment representing about \$300,000. Moore & Hill have sold for James A

Moses, 2025 G street northwest. For the Lutz estate, 1451 Harvard street, Columbia Heights, for about \$13,000. For the Cleveland Park Company, eight

lots in Cleveland Park; also 2027 Macomb street, Cleveland Park, for \$8,500. Also for Raymond J. Cooley, the apartment buildings 1618, 1622 and 1624 9th street northwest for \$22,500.

northwest for \$22,500.

10 Mr. Horace C. Chandlee, 1975 Biltmore street, Washington Heights, for \$9,500. Cleveland Park.

1971 Biltmore street, Washington Heights, to Mr. Max Cohen, for \$9,590. 1804 10th street northwest to Mrs. Dora M. Kelley. 1975 Biltmore street, Washington Heights,

to Mrs. Anna Flaure for \$9,500. To Prof. A. H. Brooks, 3100 Newark street, Cleveland Park, for \$9,250.

To Benjamin W. Chiswell, 23 Fenton street northwest. To Wilton J. Lambert and Irving Williamson, trustees, 11 L street northeast.
To John H. Thomas, 1439 Belmont street,

Columbia Heights. Ten of the fourteen houses now being erected by Harry Wardman, Columbia road, 1. n and Irving streets, Columbia Heights, have been sold through his agents, Moore & Hill, incorporated, at an aggregate price of \$53,000—the prices being \$4,800, \$5,000, \$5,200 and \$6,000 each.

Admiral Gheen's Purchase.

The three-story and basement, stone from house at 1619 New Hampshire avenue has been purchased, through Thomas J. Fisher & Co., real estate agents, by Admiral E. W. Gheen U.S.N., retired, who will make his permanent home in this city. He has secured the dwelling mentioned for his resi-

Sales of Realty. Chas. S. Muir & Co. report the following sales made during the past week:

For Mr. Sol Behrend, 607, 609 and 611 7th street southwest; \$13,000. For the estate of Wallace H. Hills, lot No. 2, block 25, Columbia Heights, at 70 cents

per foot. For Mr. D. E. Kleps, three-story apart-ment house at the northwest corner of 4th immediately rented; they don't lie idle, as in street and Florida avenue, for \$16,000. For Mrs. William Jenkins, six lots at the corner of 25th and R streets. For Miss Forest M. Crosthwaite, 4 East Kirke street, Chevy Chase; \$14,000.

For Thomas A. Rhodes, 41/2 acres on the Geisboro road. For Wm. W. Price, two lots in South

Troops Leaving San Francisco.

The military secretary is advised that the 1st and 3d battallons, 12th Infantry (twenty

EXPLANATION OF ACTIVITY IN BUSINESS PROPERTY.

"It should not for a moment be considered that the extremely satisfactory condiion and upward tendency of the real estate market in Washington is in the nature of a boom or anything else than the normal and healthy increase in the property values of a fast growing and important city," remarked one of the largest operators in town to a Star man, in discussing the question of the city's expansion.

"The property values in many of the chief sections of town have been below the real value, and the present movement by transfer at enhanced values is an adjustment to an equitable basis of valuation with the increase of the city's growth and their interest-producing capacity.

"There will be no reaction, but on the contrary I look for still greater activity in certain directions which are devoid of any semblance of inflation of values. The activities in business properties have been very marked, but in nearly all instances the purchases have been made for investment, future rise in values and the interest and rental increment rather than the purely speculative feature. This is a splendid sign of the fixedness of values, of the faith of the local and outside investor in the future of the city, and of the fact that properties rent easily, remain rented and at satisfactory returns on the capital invested.

"The facility of this gratifying exchange has been largely developed by a tendency on the part of owners to make a fair price contrary I look for still greater activity in

on the part of owners to make a fair price ing the other fellow a chance and enabling them to turn their original investment and accruing profits over in further investments. And the fact that this money in most instances goes back into realty holdings is significant and indicative of the esteem in which real property is held in this city over other forms of investment, as in stocks and bonds, for example.

Healthy Tone Evident.

"The fact is that the possibilities of the future development of the city are now becoming more generally realized and understood by investors at large, instead of by the very few who were far-sighted and wise enough to observe it some time back. It is becoming recognized by this class of investors that Washington realty holdings constitute one of the best forms of investment in the country, and this is one rea-son why so many sales have recently been made by investors who have come from other cities to place thier money here. I have recently placed some large sums in permanent investment here for New York, Philadelphia and Boston people. Of course, we all know that in those cities there is ample opportunity for investment in local holdings, but the fact that we get a goodly share of this foreign capital unsolicited means that Washington real estate has become a recognized feature of permanent investment, and the big operators in other titles share with us in our belief in our future, and desire that some of their capital shall draw its interest here.
"Our business center is expanding and

encroaching upon the contiguous residen-tial sections very rapidly, much more so than the casual observer has any idea of. Blocks of stores and individual places of

Expansion of Business Center. This expansion of our business center is

you in this chat. There is no form of im-provement more indicative of the solid, lan and Appleton P. Clark, jr. provement more indicative of the solid. healthy, permanent growth of a city than the expansion of the center of business such as has been and is now being witnessed in Washington; it has been remarkable in this city recently, but it has only begun. I look for still greater strides in this direction within the next two years. Business property holdings of course come high and are not within the reach of the small investor, and the present activity in this line means that the big men with money are putting it in the right direc

"While the increase in activity in other lines of real property has kept pace with business property, my comment is confined to this class of investment, for the reason that it is a sure index to the condition of the market in other lines. There have been investments and extensive improvements in the suburban sections, but it is the business section which is the true ba-rometer of 'what's doing' in town in the

realty investment line.
"I look for a large increase in our permanent population within the next five years.

Desirable residential property for rent is
quickly occupied, and this applies not only
to the mansions in the northwest section of town, but to the small two and three-story houses in other quarters, each of which pays a substantial return upon the original investment. It is possible, therefore, for both the large and the small investor to find what he needs in Washington, and that this double opportunity is being taken advantage of is shown by the remisler."

COST REMAINS THE SAME.

Engineer Makes Comparisons of Work a Decade Apart.

Comparison made by a consulting engineer has led him to believe that, despite popular opinion, building costs no more than it did ten years ago. The accommo dations of the buildings may be more expensive, but not necessarily the cost of ma-terials or of labor. Building problems are receiving ten times the amount of study they did ten years ago, and this influence dal and labor required to give certain

or to give a certain number of square feet of rental floor space, if it be an office or left building, costs practically but little more than the corresponding building of ten years ago. While it is true that the wages paid to labor have materially increased in amount, it is also true that labor, when unhampered by union restrictions as to the amount to be accomplished, will do snough work to make the unit cost for labor he greater than it ever was.

"In making the comparison above spoken of I find greater differences in cost between practically exactly similar buildings, by which is meant buildings renting the same utilities for the same gross amount, than existed between similar buildings erected ten years apart, but both intelligently designed, so that it is incumbent on the owner more today than ever before to choose his designer, whether it be engineer or architect, wisely."

BOCK CREEK FUTURE.

A Fair Deal Wanted for All Con-"It seems to me," said a well-known rest

dent of the city, "that the District Commissioners in their recent recommendation to Congress in regard to making a viaduct of that portion of Rock creek south of the P street bridge might have had more regard for the views of those citizens who do not favor that method of treating the ravine of Rock creek. "The Commissioners recognize that there

are such people, but they dismiss them and their claims by calmly saying that it is too late now in the development of the city to consider the proposition to leave the creek open. It will be found upon a very cursory inquiry that there are a number of citizens of intelligence who do not think that it is too late, but, on the confrary, they ture of the city that there is so much interest in preserving this natural attraction, as to enlist on its side an influential and en-

thusiastic number of citizens.

"Those who believe that the ravine of kock creek should be preserved and that such a sylvan spot should be retained for the refreshment of the public recognize the fact that at present the banks stream are neither attractive nor salubrious, but at the same time they believe that there is no reason why they should not be made both. By a slight expenditure of money sufficient ground can be had to se-cure the permanency of the banks and then by the erection of a series of inexpensive bridges the two portions of the city can be joined as fully as they ever would be if the ravine was filled in.

"At any rate, it seems to a good many people that while money is to be spent, as the Commissioners recommend, to ascertain the cost of the viaduct system, it would have been just to all concerned if at the same time some inquiry was made as to the cost of the other method of treating Rock creek. With the facts before Congress, it would have been possible to reach with more certainty a correct decision in this important matter.'

LANIER HEIGHTS HOUSES. Large Investment Made Through Stone & Fairfax.

The Stone & Fairfax real estate corporation recently sold the remaining six houses on Kansas avenue, north side, between 17th and 18th streets, for \$48,000, being \$8,000 each. The houses contain 10 rooms and bath each and have openings on three sides, affording air and light, making the property very destrable.

Just to the north of these houses Mr. W. P. Lipscomb is erecting a large residence for his own occupancy, while to the east deserving of more remark than I can give is the Ontario apartment house, and nearby

> Theodore C. Bates of Boston and others applied at Kansas City yesterday for a receiver for the North Kansas City Land and Improvement Co. Pending such action the court was asked for an injunction to restrain the company from disposing of an expension of the company from disposing of the company from the company restrain the company from disposing of cer-tain described lands in Missouri, across the Missouri river from Kansas City.

RESIDENCE SECTION

Bloomingdale Property.

CONSTRUCTION OF HOMES

chasing Their Dwellings.

Flowers, Which Form the Setting of Brookland.

houses in the section commonly known as Bloomingdale, which comprises the territory north of R street to the Soldiers' Home, and from North Capitol to 2d street northwest. To say that the development of the Bloomingdale section has been phenomenal is not to say too much, when the marvelous activity in building is truthfully stated. Today it contains a population of over 4,000 people and not less than 1,000 houses. Of these, one firm-Middaugh & Shannon-who were pioneers in upbuilding the section, has constructed over 500, and every one of these 500 residences was sold before its completion. It is essentially a home neighborhood, and 50 per cent of the occupants own their own homes. The construction of flats and apartment houses has been discouraged in the community, there being only four threestory apartment houses in the whole section, and very few two-family flats-not over ten or twelve.

In the matter of church construction. and as an illustration of the permanent character of development in Bloomingdale, the record is as follows: The United Brethren have built a brownstone church edifice, in addition to their old house of worship, which now occupies the adjoining lot, at the corner of North Capitol and R streets northwest. The congregation of St. Paul's Methodist Episcopal Church South has a new brick edifice at the corner of 2d and S streets northwest. At the intersection of 1st street and Rhode Island avenue northwest is the Rhode Island Avenue Methodist Protestant Church, to which an addition is now being made. The large lot at the northeast corner of Rhode Island avenue and North Capitol and U streets northwest has been recently purchased as site for the new Evangelical Lutheran Church of the Atonement, and construction of the edifice will begin at an early date.

Of Cement Construction.

St. Martin's Catholic Church and priest's house adjoining is of the new cement construction, and situated at the corner of North Capitol and T streets northwest. The parochial authorities have found that already St. Martin's is too small for the largely increasing congregation and will build on the wide lot immediately adjacent to the present buildings a much larger edi-fice. The Protestant Episcopal Church of the Advent is situated near the corner of 2d and U streets northwest, and a new church building is planned for construction on the corner lot now unimproved and owned by the corporation of the Church of the Advent. The Bethany Baptist Church has bought a convenient site and will build

dale give to the passerby a commendable object lesson in this regard. The houses and yards uniformly present a neat and well-kept appearance. The North Capitol street and Le Droit Park lines furnish street car facilities for the residents on the street car facilities for the residents on the east and west sides, respectively.

In discussing real estate values and the growing popularity of home ownership a leading capitalist and builder recently said:

"While my business of building and selling homes has paid me a fair return for my time and investment, I believe that the plan of purchasing a home with monthly payments by people, of moderate means and limited income is a good thing in the abstract, because the fixed charge under the purchase contract represents generally not

Remarkable Development In

Large Percentage of the People Pur-

CITY AND COUNTRY COMBINED

The Ample Lawns, With Foliage and

and in building are extensive at Brookland and vicinity, which lies to the east and north of Bloomingdale. As a location for In March, 1900, there were but twelve homes Brookland is differentiated from Bloomingdale by its suburban character. There are larger lawns and yards. To live in Brookland, according to the residents of that attractive suburb, is to have the advantages of the country and every convenience of the city combined.

Mr. Southall has just completed a six-room frame dwelling on 13th street just north of Newton street. Mr. A. F. Kinnan, president of the Brookland Citizens' Assoclation, has just constructed and is now occupying a handsome thirteen-room frame residence finished in hardwood and with all modern improvements, at 1215 Newton street. Miss Gartrell and W. A. Thomas have built substantial homes also on New-ton street. Mrs. Wilson's new residence of ten rooms is located on Newton street and

M. M. McLain has completed and is occu-pying an eight-room and cellar house at 12th and Lawrence streets. C. H. Hospital has made a handsome addition to the new homes in his eight-room residence on Monroe street, East Brook-

land. Among the improvements which add to the general interest in the locality of Brookland are the Catholic University, the affiliated colleges and the monastery. Some New Houses.

Home of Active Men. ng those who have been largely inrested in the building activity, which of

ber of houses that are to be found on nearly every street. Mr. Blundon in his constructions has leaned rather to the two-story and attle type. Others who have aided in the development of Bloomingdale and whose constructions are prominent in the section are Thomas Haislip, who was actively engaged in real estate and building operations up to the time of his death; Mr. Richard H. Bailey, Mr. Alexander Miller, Mr. George Newton and Mr. Harry Wardman.

Wardman.

The residents of the section claim that it is desirable as a home, because of its elevated position and consequent pure air, its freedom from huts and hovels and insanitary spots, and its record, according to statistics, as a healthful portion of the city. There are less houses for rent, it is claimed, in Bicomingdale than in any other section of Washington of equal area, and practically no rooms for rent. There are no saloons, because of the law forbidding them within one mile of the Soldiers' Home grounds, and the two new school houses

Filtration Plant. The filtration plant, which adjoins Bloom-

ingdale on the north and west and which

is destined to be one of the important fac-

tors in making Washington the most

healthful, as it is already the most beau-

tiful and attractive, city in the Union, is

to be parked and improved, with fine drives and landscape gardening, that will greatly

enhance, it is thought, the value of property in the neighborhood and add greatly

to its desirability as a location for homes.

In connection with the movement recently inaugurated to form a citizens' general organization for the purpose of stimulating civic pride and inducing property owners to keep the parking in front of residences in a good state of improvement and organization.

ornamentation, it may be said, to their credit, that the home dwellers of Blooming

purchase contract represents generally not much more than the buyer pays out each month for rent of a like establishment, and ranks, in effect, as an actual saving. The chief difficulty, of course, in home-buying is the first cash payment, which, or dinarily, is \$300 and more, depending on the value of the house purchased and also, to some extent on the restriction of the

to some extent, on the resources of the buyer. Certainly, the average man with a family and limited income finds regular payments for a home the most effective in-

payments for a home the most effective in-centive to reasonable economy and the avoidance of useless expenditures.

"Men who own homes make better citi-zens because of the sense of stability and contentment which home ownership en-genders, and the community interest which it fosters."

Attractions of Brookland.

The activities in real estate operations

grounds, and the two new school afford ample educational facilities.

In J. L. Sherwood's addition to Brookland eight new houses, the majority of which have already been sold, are nearing com-

pletion. In the Fort Saratoga addition one eight-room and two six-room residences are in process of construction. Two squares southeast, in Langdon, Mr.

John L. Knoop is building at different points twelve six-room dwellings.

Extensive improvements have been inaugurated on Rhode Island avenue near 20th street.
The Harrison Realty Company has in

hand the subdivisions of Elliston Terrace, Sherwood's and Fort Saratoga additions, together with Langdon and Woodridge Ground has been purchased for the erection of a Protestant Episcopal Church near the Langdon school. In the same neighborhood ground will be broken today for the erection of a \$6,000 Catholic Church edifice. Altogether the outlook for develop-ment along lines of increased real estate values and building activity in Brookland and vicinity is most encouraging.

Julius Kahn, president of the Cash Buyers' First National Co-operative Society, which failed last winter, was indicted at Chicago yesterday on a charge of having used the mails to defraud. He was later

The resignation of Michael Delevante, local auditor of the Panama railroad, has been tendered and accepted, and H. L. Stuntz has been appointed acting auditor. Mr. Delevante is a Jamaican, and had been in the service of the railroad for a long



STE AND MILWAUREE STREETS, RROOKLAND,